

**IN THE UNITED STATES BANKRUPTCY COURT  
FOR THE EASTERN DISTRICT OF VIRGINIA  
Alexandria Division**

In Re:	)	
	)	Bankruptcy
EAGLE PROPERTIES AND	)	Case No.
INVESTMENTS LLC	)	23-10566-KHK
	)	
Debtor	)	Chapter 7

**TRUSTEE’S REPORT OF SALE**

Pursuant to Fed. R. Bankr. P. 6004(f) and Local Bankruptcy Rule 6004-2(D), H. Jason Gold, the Chapter 7 Trustee (“Trustee”) for the above-captioned Debtor, files this Report of Sale (including attached Settlement Statement). On 04/25/2024, this Court entered an order approving the Motion to Approve Sale of Property Free and Clear of Liens, being real property at 1630 East Chocolate Avenue, Hershey, Pennsylvania (“Property”) held by the Debtor’s bankruptcy estate.

Settlement (or Closing) Date:	5/24/2024
Property Sold:	1630 East Chocolate Avenue, Hershey, PA
Purchasers:	Bikram Phuyel & Thakur Neopany
Purchase Price:	\$265,000.00
Exemptions paid to Debtor:	\$0.00
Net Proceeds to Estate:	<b>\$75,432.44</b>

Dated: 6/3/2024

Respectfully submitted,

/s/ H. Jason Gold  
H. JASON GOLD, CH. 7 TRUSTEE

H. Jason Gold, Va. Bar No. 19117  
PO Box 57359  
Washington DC 20037  
Chapter 7 Trustee

American Land Title Association

ALTA Settlement Statement - Combined  
Adopted 05-01-2015

**Universal Settlement Services of PA**

**ALTA Universal ID:**  
**1423 N Atherton Street**  
**2nd Floor**  
**State College, PA 16803**

File No./Escrow No. : PA-24-1004  
Print Date & Time: May 24, 2024 12:04 pm  
Officer/Escrow Officer :  
Settlement Location : 1423 N Atherton Street, 2nd Floor  
State College, PA 16803  
  
Property Address: 1630 E Chocolate Avenue  
Hershey, PA 17033  
  
Borrower: Bikram Phuyel  
416 Rabuck Drive  
Harrisburg, PA 17112  
  
Seller: The Bankruptcy Estate of Eagle Properties and Investments LLC  
445 Windover Avenue NW  
Vienna, VA 22180  
  
Lender: Movement Mortgage, LLC, ISAOA/ATIMA  
  
Settlement Date: May 24, 2024  
Disbursement Date: May 24, 2024

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Financial</b>		
	265,000.00	Sale Price of Property	265,000.00	
		Deposit		10,000.00
		Loan Amount		212,000.00
1,000.00		Seller Credit		1,000.00
		<b>Prorations/Adjustments</b>		
	425.85	City/Town Taxes 05/24/24 - 12/31/24	425.85	
	154.55	Assessments 05/24/24 - 06/30/24	154.55	
		<b>Loan Charges to Movement Mortgage, LLC, ISAOA/ATIMA</b>		
		Processing Fee	600.00	
		Underwriting Fee	995.00	
		Appraisal Fee	550.00	
		Credit Report	159.84	

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Loan Charges to Movement Mortgage, LLC, ISAOA/ATIMA (continued)</b>		
		Flood Cert	7.00	
		Tax Service Fee	72.00	
		VOE Fee	75.00	
		Prepaid Interest	324.80	
		\$40.60 per day from 05/24/24 to 06/01/24		
		Movement Mortgage, LLC, ISAOA/ATIMA		
		<b>Other Loan Charges</b>		
		Attorney Title Exam Fee to RL Title and Escrow Inc.	150.00	
		Settlement and Closing Fee to RL Title and Escrow Inc.	895.00	
		<b>Impounds</b>		
		Homeowner's Insurance to Movement Mortgage, LLC, ISAOA/ATIMA	306.75	
		3.000 months at \$102.25/month		
		Property Taxes to Movement Mortgage, LLC, ISAOA/ATIMA	298.50	
		5.000 months at \$59.70/month		
		Assessments to Movement Mortgage, LLC, ISAOA/ATIMA	1,518.96	
		12.000 months at \$126.58/month		
		Aggregate Adjustment to Movement Mortgage, LLC, ISAOA/ATIMA		605.25
		<b>Title Charges and Escrow/Settlement Charges</b>		
		CPL to Universal Settlement Services of PA	125.00	
		TIRBOP Endorsement 100 (Covenants, Conditions and Restrictions) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 300 (Mortgage Survey Exception) to Universal Settlement Services of PA	100.00	
		TIRBOP Endorsement 900 (Environmental Protection Lien - Residential) to Universal Settlement Services of PA	100.00	
100.00		Bringdown Title Search to Universal Settlement Services of PA		
150.00		Deed Prep to The Nittany Group		
		Owner's Title Insurance to Universal Settlement Services of PA	1,965.50	
		Coverage: 265,000.00		
		Premium: 1,965.50		
37.50		Tax Cert Fee to Universal Settlement Services of PA		
		<b>Commissions</b>		

Seller		Description	Borrower	
Debit	Credit		Debit	Credit
		<b>Commissions (continued)</b>		
		Broker/Transaction Fee - Selling Agent to Protus Realty, Inc.	495.00	
7,950.00		Commission - Listing Agent to New Millennium		
6,625.00		Commission - Selling Agent to Protus Realty, Inc.		
		<b>Government Recording and Transfer Charges</b>		
		Recording Fees to Dauphin County Recorder of Deeds	281.50	
1,325.00		Transfer Tax to Dauphin County Recorder of Deeds	1,325.00	
1,325.00		Transfer Tax to Dauphin County Recorder of Deeds	1,325.00	
		<b>Payoff(s)</b>		
141,172.08		Payoff of First Mortgage Loan to Fulton Bank		
		Loan Payoff 141,172.08		
		Total Payoff 141,172.08		
		<b>Miscellaneous</b>		
		Homeowner's Insurance Premium to Grain Dealers Mutual Insurance Company	1,227.00	
		12 months		
716.41		2024 county/twp taxes/good thru 5/31/24 to Dauphin County Treasurer		
3,596.97		21 & 22 delinquent taxes to Dauphin County Tax Claim		
7,950.00		326(a) Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
13,250.00		Bankruptcy Estate Payment to H. Jason Gold, Bankruptcy Trustee		
1,000.00		Expense Reimbursement to to RealMarkets		
25,000.00		Legal Fee to Gordon Feinblatt LLC		
150.00		Settlement and Closing Fee to RL Title and Escrow Inc.		
		Gift Funds		30,000.00
		Gift Funds		40,000.00
Seller			Borrower	
Debit	Credit		Debit	Credit
211,347.96	265,580.40	<b>Subtotals</b>	278,577.25	293,605.25
54,232.44		<b>Due to Seller/Borrower</b>	15,028.00	
265,580.40	265,580.40	<b>Totals</b>	293,605.25	293,605.25

**Acknowledgement**

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Universal Settlement Services of PA to cause the funds to be disbursed in accordance with this statement.

Borrower

Bikram Phuyel  
Bikram Phuyel

Seller

The Bankruptcy Estate of Eagle Properties and Investments LLC

BY: \_\_\_\_\_

[Signature]  
Escrow Officer

### Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Universal Settlement Services of PA to cause the funds to be disbursed in accordance with this statement.

Borrower

\_\_\_\_\_  
Bikram Phuyel

Seller

The Bankruptcy Estate of Eagle Properties and Investments LLC

BY: *H. Jason Gold*  
Chapter 7 Bankruptcy Trustee



05/24/2024 02:56 PM EDT

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Brandy McAulay  
Escrow Officer